



*Tor Avenue*  
Greenmount



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



Occupying a commanding and enviable corner plot, perfectly positioned along the tree-lined Tor Avenue in Greenmount village sits a wonderful family home that has a little bit of everything!

The accommodation briefly comprises; entrance porch leading into a bright, warm and welcoming reception room currently used as a dining space. You'll find a formal lounge to the front with an adjacent conservatory and a study to the rear. Moving through the ground floor you'll find a utility room, cloakroom and we will save possibly the best until last, a quite incredible kitchen/dining area which runs the full length of the property is a complete show-stopper! Take the stairs to the first floor and take advantage of four generous bedrooms with the master benefiting from a substantial en-suite in addition to the family bathroom.

Tor Avenue is located in the heart of Greenmount Village popular with families. The excellent Greenmount Primary is walkable with Woodhey Secondary School also local. For those that need to commute, there's fantastic links to Manchester and beyond.





## Step Inside.....

The property, which is flooded with light has an elegant flow running throughout with modern and sophisticated decor ready to be enjoyed from day one. Sitting on a substantial plot, there's tons of living space on offer and if you've been searching for an elegant family home with all the trimmings then this is surely for you. Take advantage of a stunning family/kitchen area which is the perfect setting for Christmas dinner in addition to a formal lounge, study, conservatory, dining area and separate utility space.

Head on up to the first floor are you'll find four generous bedrooms with the master benefiting from an en-suite in addition to a family bathroom.













## Outside.....

Externally the property is incredibly private and secure which should be popular with families. A sweeping driveway provides access to a detached double garage for further convenience. To the side a well kept garden, laid to lawn, is framed by mature trees and shrubbery. There's also a private courtyard garden to the rear which is a sun-trap in the warmer months for a summer barbeque.

## Tenure

Freehold

## Local Authority/Council Tax

Bury

Band: F

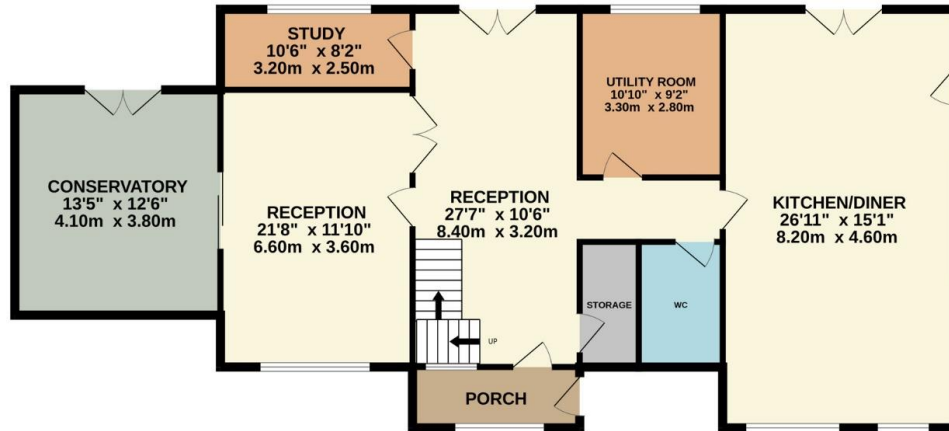
Annual Price: £2,994 approx

EPC Rating - To be confirmed

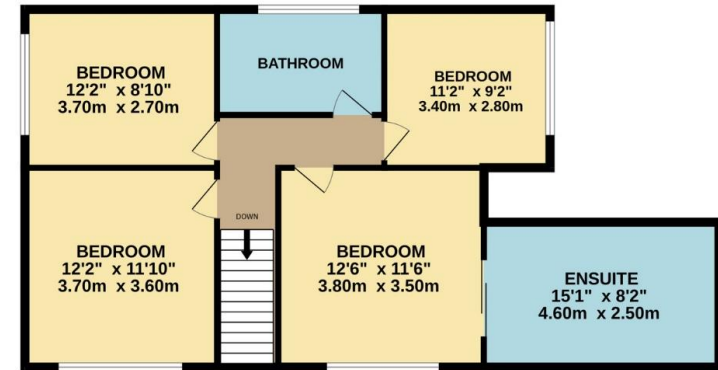




GROUND FLOOR  
1389 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2257 sq.ft. (209.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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